

WASHINGTON AVENUE VISION AND MASTER PLAN



WASHINGTON AVENUE BLUE RIBBON PANEL Recommendations

2015.04.29

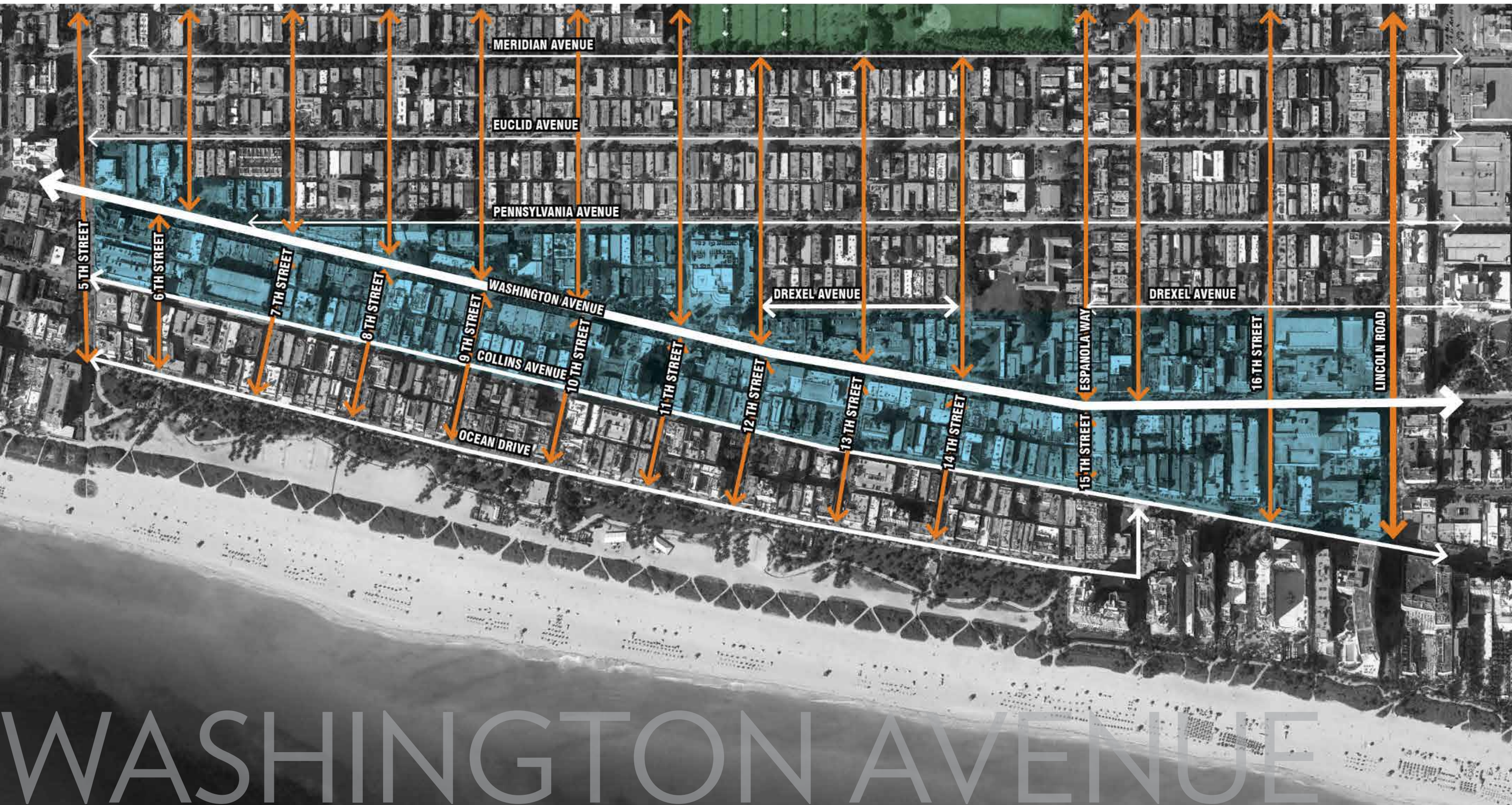
GOALS & OBJECTIVES

SUMMARY

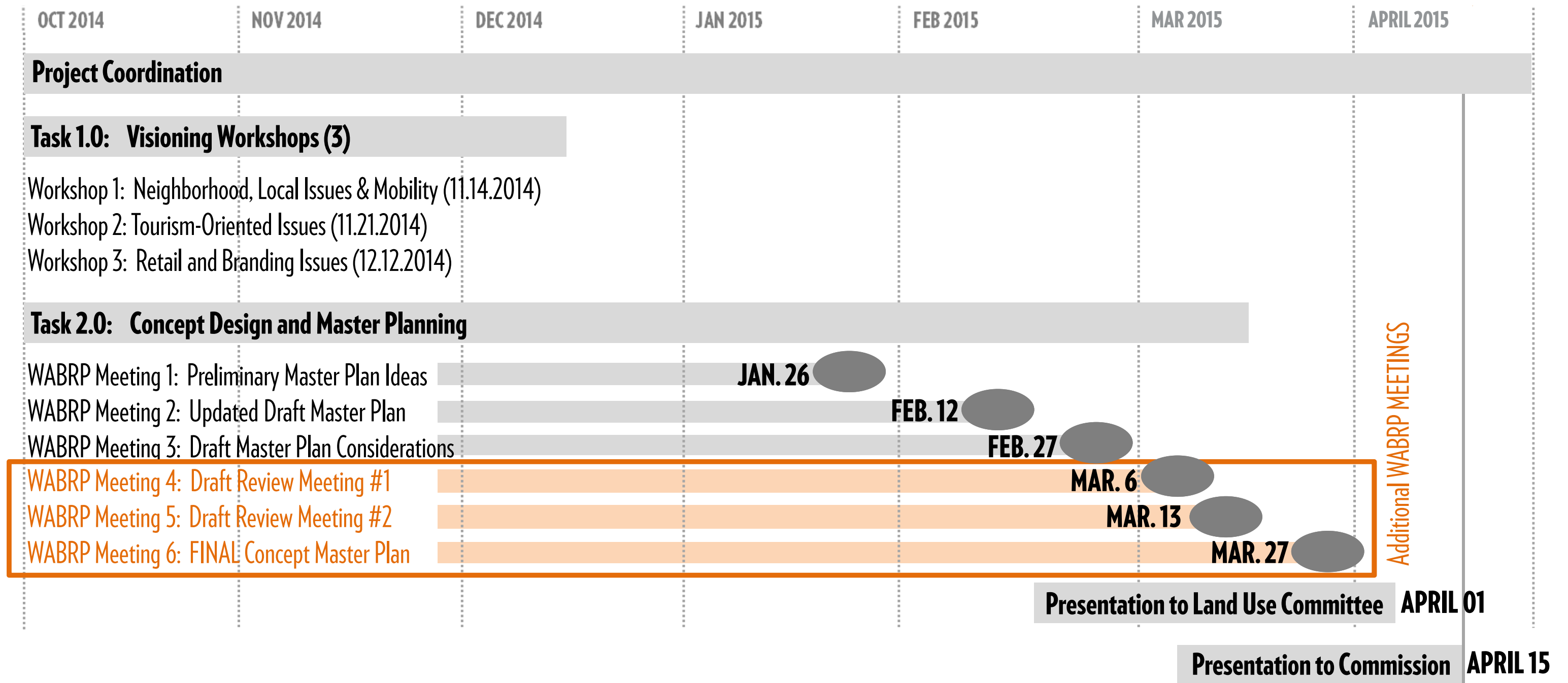
1. **Study and envision** Washington in a transformational light
2. **Preserve** the historical, architectural and cultural character of **Washington Avenue as City's "Main Street"**
3. Provide for **redevelopment, adaptive reuse and infill** resulting in economic vitality for the betterment of the community and the City as a whole
4. **Create commercial development opportunities** that provides quality goods and services to neighborhood residents and tourists alike
5. Allow for a **high level of mobility** for pedestrians, cyclists, automobiles and public transit; and
6. Plan for **quality public spaces and beach access** to capitalize on the corridor's location and surrounding environs.

STUDY AREA

- Historic Grid - walkable pedestrian environment
- One-mile Corridor from Lincoln Road to 5th Street*
- Twenty-five City Blocks
- Typical Block Size is 280' by 400'
- 100'-0" Public Right-of-Way (Same as Lincoln Road)
- Most Landmark Buildings front Washington Avenue
- +/- 100 Historic Properties along Flamingo Park Historic District (+/- 87 contributing historic properties)
- Handful of Major Landowners
- Walk along Lincoln Road from Alton to Washington is 3/4 mile distance
- North / South - Ocean / Collins / Washington



PLANNING PROCESS





VISION:

Washington Avenue as the MAIN STREET of Miami Beach where residents and tourists can enjoy unique boutiques, ethnic restaurants, convenient services, edgy nightlife and cultural experiences, all within our walkable low scale historic architecture.



1 WASHINGTON AVENUE

2 SOUTH END GATEWAY

3 CENTER DISTRICT

4 DREXEL & ESPAÑOLA

5 NORTH END GATEWAY

PUBLIC INFRASTRUCTURE INVESTMENTS

- INTERIM 'PILOT PROJECT' VS LONG TERM IMPROVEMENTS - (IE. PAINT FIRST, FOLLOW WITH IMPLEMENTING ALL INFRASTRUCTURE IMPROVEMENTS UNDER CIP OR CRA AS FUNDING BECOMES AVAILABLE)
- SIDEWALKS 'PAVEMENT TO PARKS' PROGRAM - INTRODUCING "PARKLETS"
- OPPORTUNITY FOR PARKING P3'S WITHIN CENTER DISTRICT ZONE
- ENHANCE EAST / WEST CONNECTION ALONG 11TH STREET

CATALYST PROJECT: PRIVATE INVESTMENT

- USES - HOTEL, OFFICE AND RETAIL
- RESIDENTIAL USES (?)
- PRESERVATION OF EXISTING HISTORIC BUILDINGS
- ADDRESS PARKING NEEDS VS. CODE REQUIREMENTS - CONSIDER OPTIONS

NEW CULTURAL DISTRICT

- RELOCATION OF POLICE DEPARTMENT
- REUSE POLICE DEPT. PARKING GARAGE FOR PUBLIC USE
- NEW 'ARTS / FILM / VIDEO' / TECHNOLOGY INCUBATOR
- THE WOLFSONIAN - EXPANDED ARTS & CULTURE PROGRAMMING
- NEW CIVIC PARK / BIKE STATION AT MUNICIPAL PARKING LOT (AT CORNER OF 10TH & WASHINGTON, ACROSS FROM THE WOLFSONIAN)

DREXEL AS LOCAL PEDESTRIAN CONNECTOR

- PEDESTRIAN CONNECTION ALONG DREXEL BETWEEN ESPAÑOLA WAY AND 14TH STREET
- 1/2 MILE WALK BETWEEN FIU MBUS URBAN STUDIOS, NEW WORLD CENTER SOUNDSCAPE PARK AND CINEMATHEQUE

CATALYST PROJECT: PRIVATE INVESTMENT

- CONNECT WASHINGTON TO LINCOLN ROAD VIA "WOONERF" PUBLIC STREETSCAPE IMPROVEMENTS (IE. T-SHAPED AREA AT WA / LINCOLN INTERSECTION, TOWARDS COLLINS - UP TO JAMES)
- CREATE NEW BUS HUB ON LINCOLN, EAST OF WASHINGTON
- PROVIDE PUBLIC ACCESS VIA DIAGONAL CONNECTOR BETWEEN LINCOLN ROAD AND WASHINGTON AVENUE THRU 420 LINCOLN BLOCK



11TH STREET

14 TH STREET

LINCOLN ROAD

WASHINGTON AVE

2

1

3

4

5

CATALYST

PLACEMAKING OPPORTUNITIES

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VISION AND MASTER PLAN

COMPREHENSIVE PACKAGE OF **RECOMMENDATIONS**
BY THE MAYOR'S WA BLUE RIBBON PANEL FOCUSED
ON FIVE SPECIFIC CATEGORIES:

1. **SERVICES**
2. **TRANSPORTATION, INFRASTRUCTURE &
GREENSPACE**
3. **PLACEMAKING OPPORTUNITIES**
4. **REGULATORY CHANGES**
5. **IMPLEMENTATION**

VISION AND MASTER PLAN

8 MAIN IDEAS FOR WASHINGTON AVENUE REVITALIZATION:

1. Washington Avenue **PILOT PROJECT FOR ONE YEAR**
2. City to issue and **RFP TO PROPERTY OWNERS**
between 9th and 13th Streets to buy their air rights and **build**
a municipal garage of 275+ spaces above existing ground floor
retail
3. Redesign the **CONNECTION** from **LINCOLN**
ROAD to WASHINGTON AVENUE as a new gateway
destination and create a **NEW BUS HUB** on Lincoln Road

VISION AND MASTER PLAN

4. RELOCATE THE POLICE STATION TO THE CITY

CENTER (near a re-built City Hall on the west side of the P Lot) and re-purpose the police station as a 100,000 sf office building with the 419 parking space garage available to the general public.

5. INCENTIVES FOR DEVELOPMENT that don't include increasing FAR: Raise the maximum allowable height to 75 feet for larger projects and eliminate for five years the parking impact fee for new hotels and new small office buildings.

VISION AND MASTER PLAN

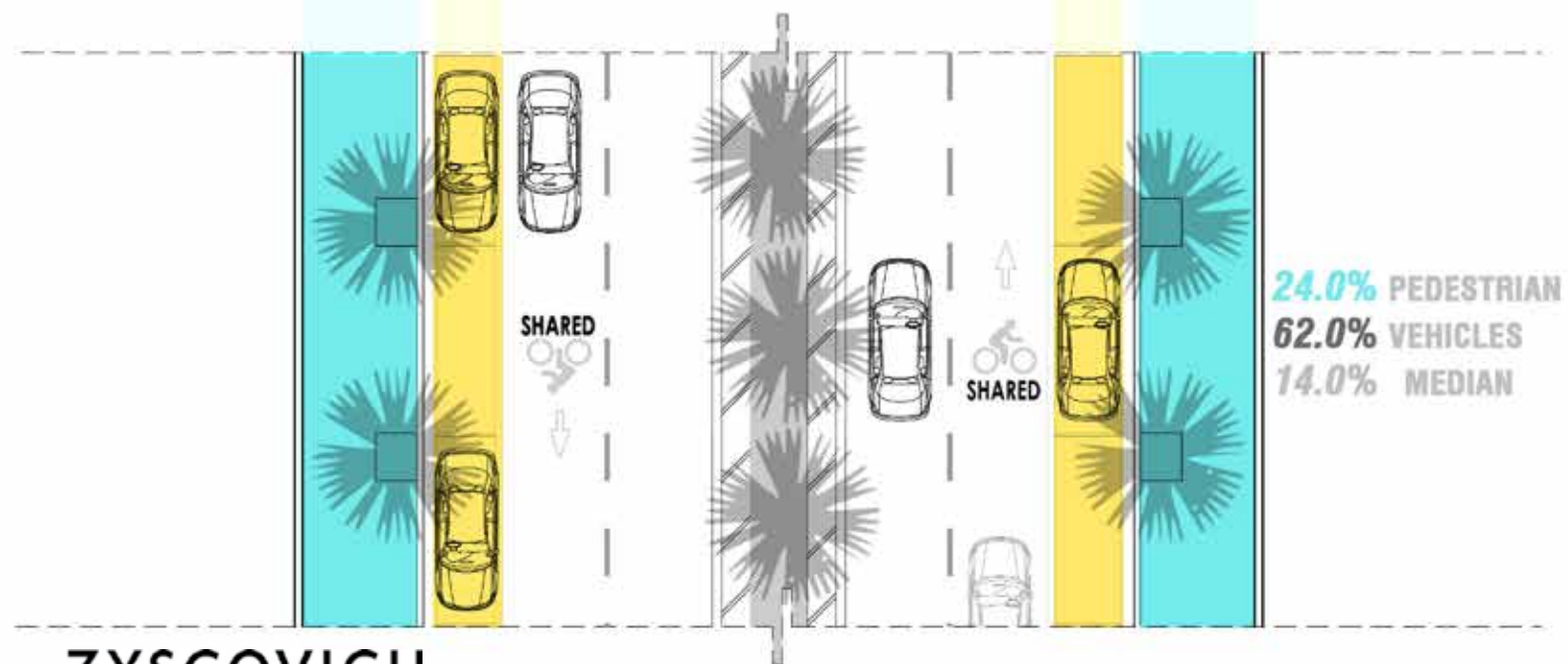
6. **IMPROVE DELIVERY OF CITY SERVICES** to make Washington Avenue safe and clean: dedicated police foot patrols; enhanced homeless outreach; afternoon litter pick up.
7. **CREATE A FUNDING MECHANISM FOR STREETScape IMPROVEMENTS** by expanding down Washington Avenue the CRA that currently covers City Center.
8. **ESTABLISH A WASHINGTON AVENUE TASK FORCE** to monitor City progress in implementing the Master Plan ideas and provide guidance to the City throughout the process.

VISION AND MASTER PLAN

1. WASHINGTON AVENUE **PILOT PROJECT FOR 1-YEAR**

- a) *Expand the sidewalks into the existing parking lane to make room for outdoor cafes, establish guidelines for parklets and waive sidewalk café fees.*
- b) *Bring a protected bike lane to both sides of the street.*
- c) *Move the on street parking over one lane. Bus stops and freight loading zones are located in this parking lane just as they are now. One lane remains for cars traveling in each direction, same as Collins Avenue.*
- d) *Embrace Washington Avenue as a main transit street for a bi directional trolley or bus rapid transit connecting downtown and the Convention Center.*
- e) *Establish a trolley dedicated to Washington Avenue running from the Convention Center to 5th Street or South Pointe Park.*

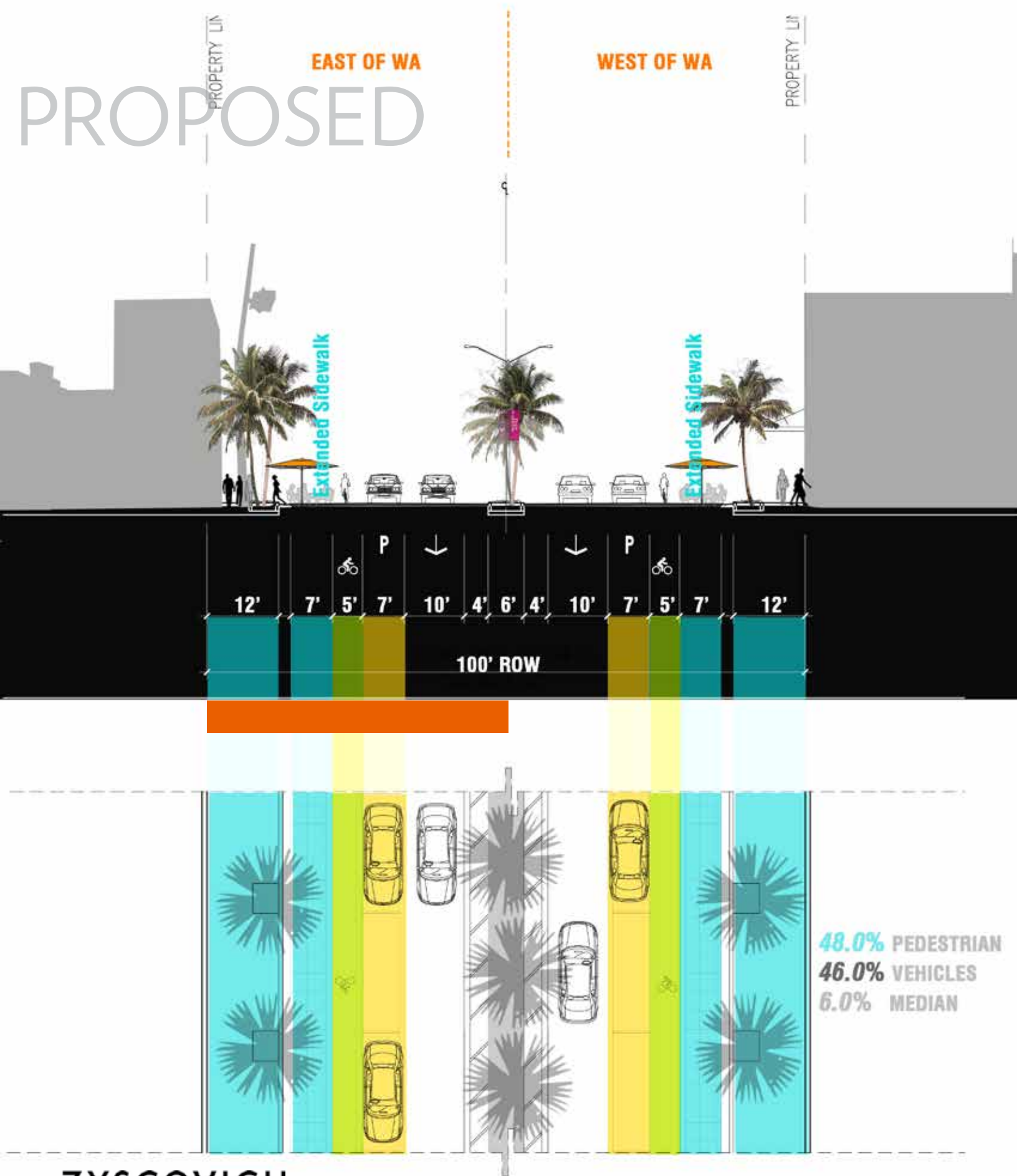
EXISTING



24.0% PEDESTRIAN
62.0% VEHICLES
14.0% MEDIAN



PROPOSED



ZYSCOVICH
ARCHITECTS

INTERIM / PILOT PROJECT

- (1) ONE LANE ONLY FOR VEHICULAR TRAVEL NORTH/SOUTHBOUND
- PROTECTED BIKE LANE + PARALLEL PARKING ON BOTH SIDES
- EXTENDED SIDEWALKS ON EAST + WEST SIDE



PHOTO: SAN FRANCISCO (SIMILAR - FOR ILLUSTRATIVE PURPOSES ONLY)



PILOT PROJECT (INTERIM): WASHINGTON AVENUE WITH MEDIAN

- (1) ONE LANE ONLY FOR VEHICULAR TRAVEL NORTH & SOUTHBOUND
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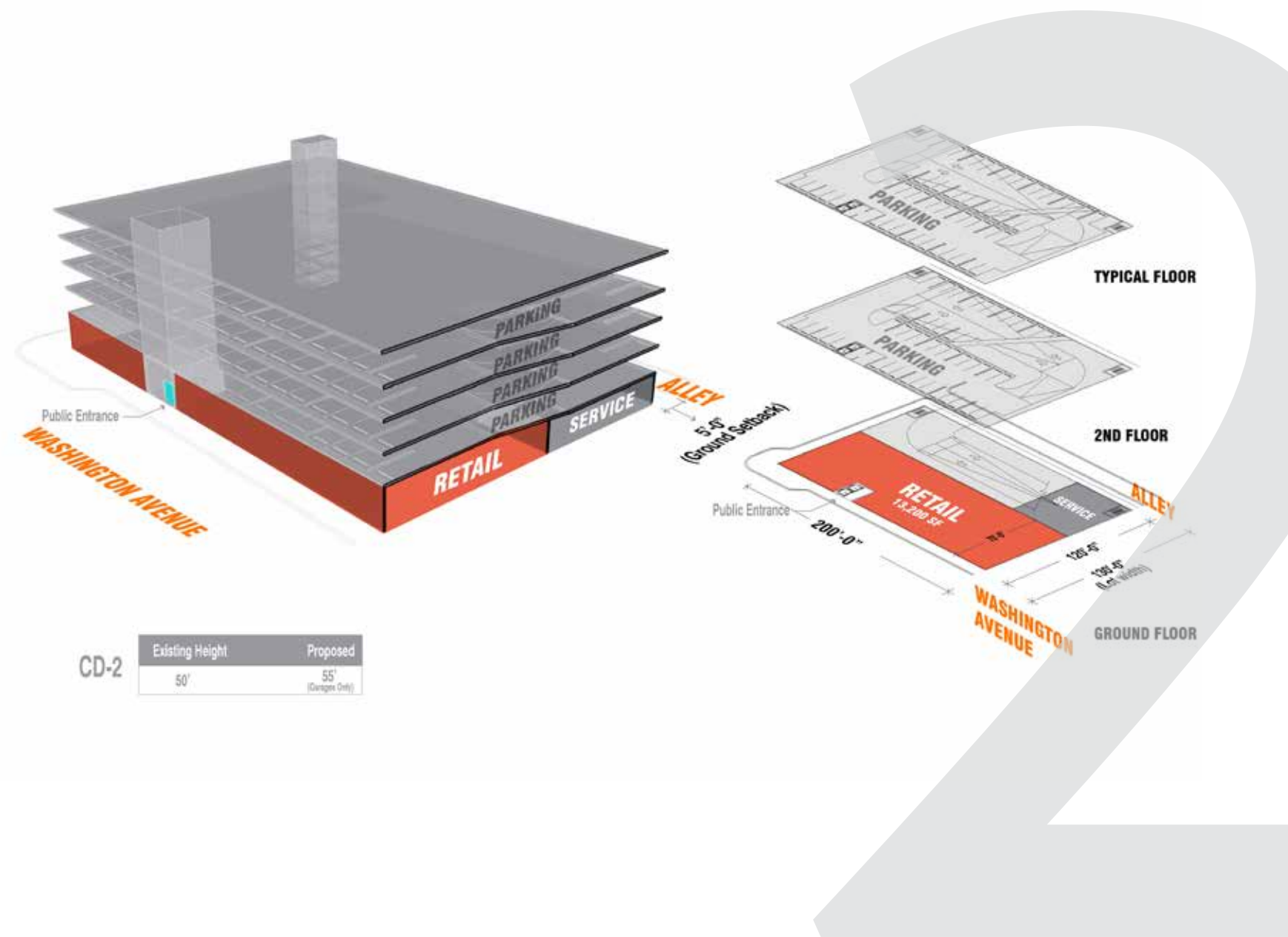


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VISION AND MASTER PLAN

2. RFP FOR PURCHASE OF AIR RIGHTS TO **BUILD** **MUNICIPAL PARKING GARAGE** BETWEEN 9TH & 13TH



VISION AND MASTER PLAN

3. REDESIGN THE CONNECTION BETWEEN **LINCOLN ROAD** AND **WASHINGTON AVE**



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NORTH GATEWAY DISTRICT PROJECT:
“WOONERF” Project + NEW BUS HUB AT WASHINGTON AND LINCOLN ROAD



VISION AND MASTER PLAN

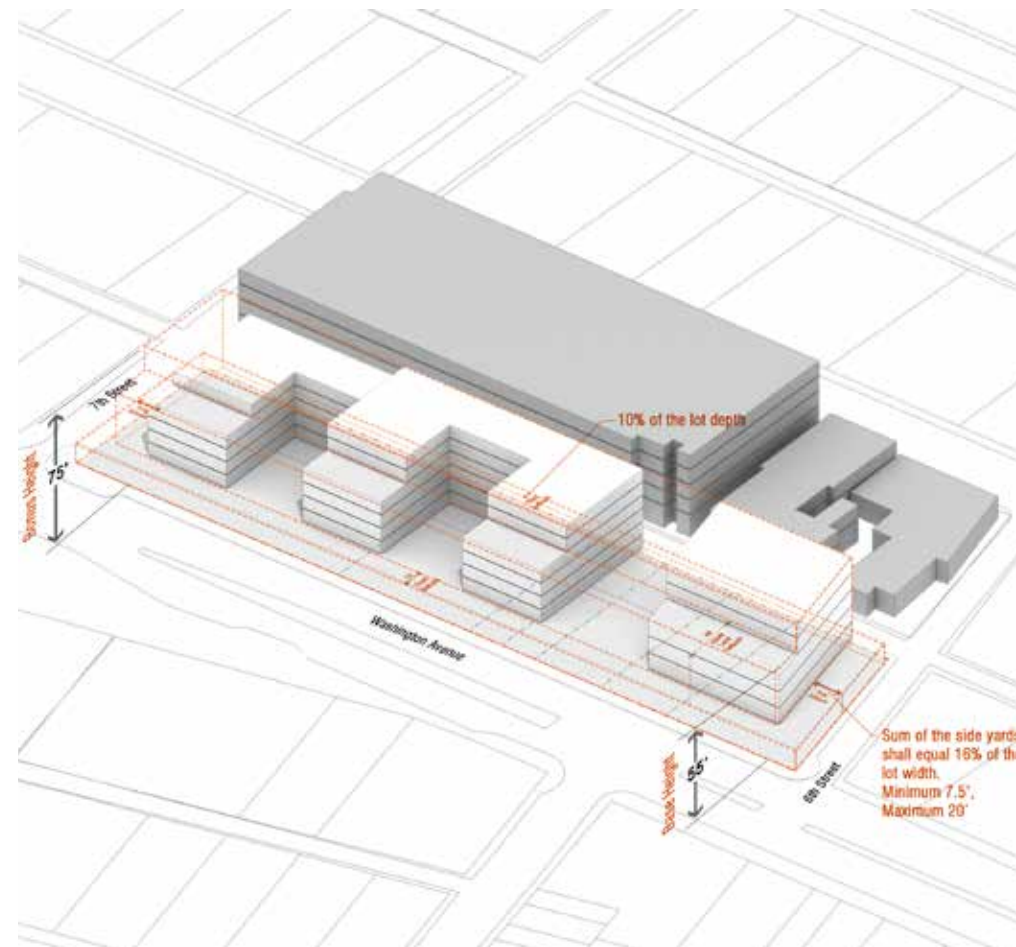
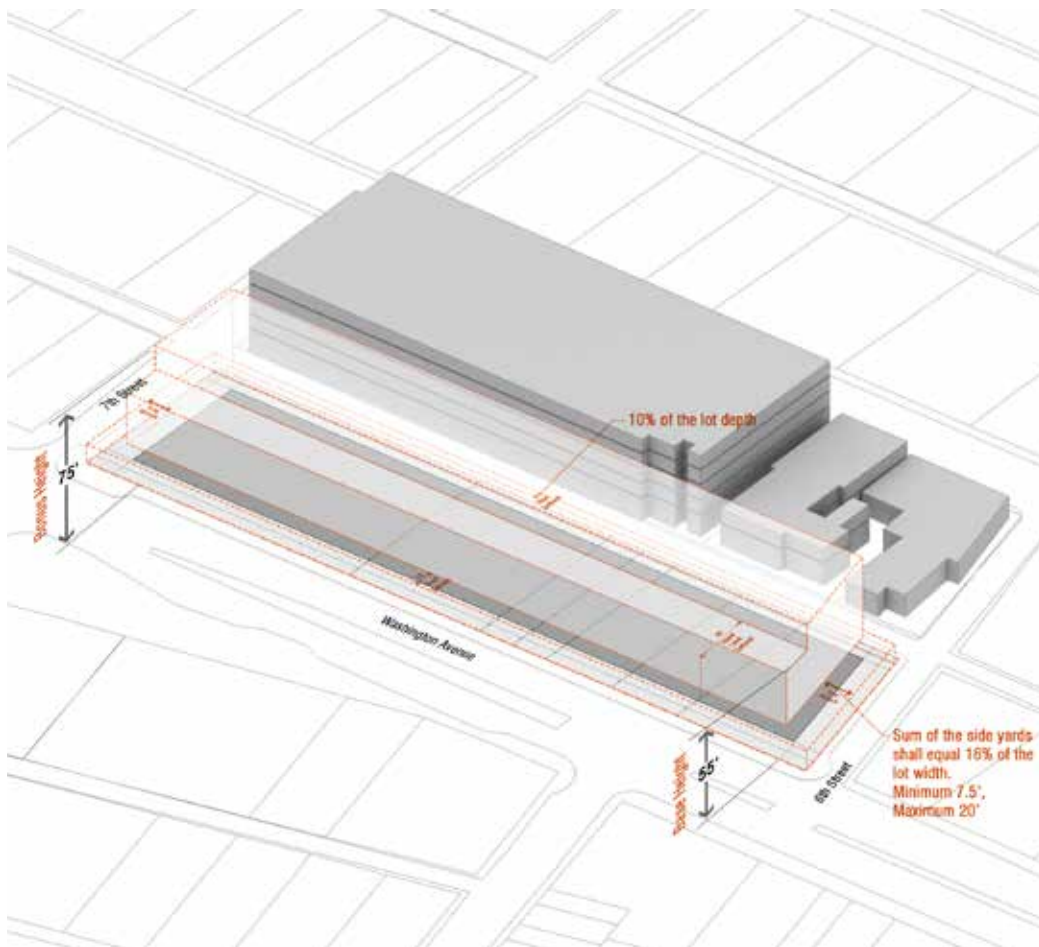
4. RELOCATE THE **POLICE STATION TO CITY CENTER** REPURPOSE EXISTING BUILDING FOR OFFICE & PUBLIC PARKING



CENTER DISTRICT

VISION AND MASTER PLAN

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6. **IMPROVE DELIVERY OF CITY SERVICES** to make Washington Avenue **SAFE AND CLEAN**:

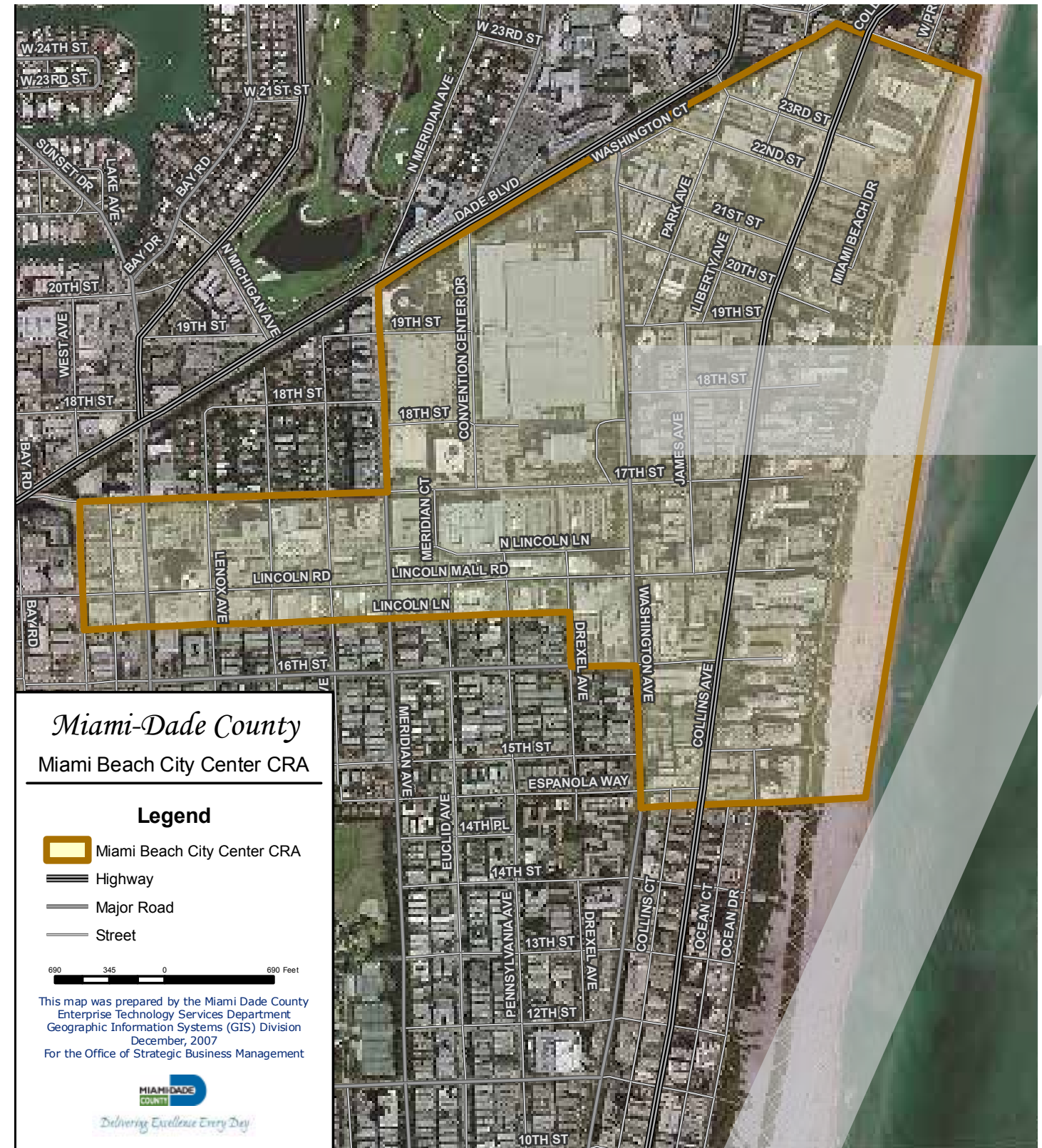
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VISION AND MASTER PLAN

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ZYSCOVICH